125.0	0004	0010.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	811,000 / 811,000
					USE VALUE:	811,000 / 811,000
					ASSESSED:	811,000 / 811,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
14		JASON CT, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	STONE MARVIN & JUDITH N/TR
Owner 2:	STONE FMLY 2013 FUNDING TRUST
Owner 3:	
Street 1:	14 JASON CT
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	STONE MARVIN/ETAL -
Owner 2:	STONE JUDITH N -
Street 1:	14 JASON CT
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 3,079 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1925, having primarily Wood Shingle Exterior and 1344 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3079.000	346,500	3,400	461,100	811,000
Total Card	0.071	346,500	3,400	461,100	811,000
Total Parcel	0.071	346,500	3,400	461,100	811,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 603.42 | /Parcel: 603.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct

80619

GIS Ref

GIS Ref

Insp Date

05/01/09

!9706!

PREVIOUS ASSESSMENT

Parcel ID 125.0-0004-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	346,600	3400	3,079.	461,100	811,100	811,100	Year End Roll	12/18/2019
2019	101	FV	270,300	3400	3,079.	486,800	760,500	760,500	Year End Roll	1/3/2019
2018	101	FV	270,300	3400	3,079.	358,700	632,400	632,400	Year End Roll	12/20/2017
2017	101	FV	270,300	3400	3,079.	343,300	617,000	617,000	Year End Roll	1/3/2017
2016	101	FV	270,300	3400	3,079.	317,700	591,400	591,400	Year End	1/4/2016
2015	101	FV	240,000	3400	3,079.	266,400	509,800	509,800	Year End Roll	12/11/2014
2014	101	FV	240,000	3400	3,079.	260,300	503,700	503,700	Year End Roll	12/16/2013
2013	101	FV	240,000	3400	3,079.	248,000	491,400	491,400		12/13/2012

PRINT

Date	Time
12/11/20	00:08:26

LAST REV

Date	Time
01/18/18	09:41:51

ekelly

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 9706

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
STONE MARVIN/ET	62780-20		10/15/2013	Convenience	99	No	No		
ARMSTRONG CHRIS	26236-489		4/18/1996		221,000	No	No		Y

USER DEFINED

Prior Id # 1:	80619
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/25/2014	1602	Redo Kit	38,900					Renovate existing
7/7/2014	770	Redo Bat	34,250					
8/20/2012	1033	Manual	12,200					REPLACE FRONT ENTR

ACTIVITY INFORMATION

Date	Result	By	Name
7/10/2014	Info Fm Prmt	PC	PHIL C
5/1/2009	Inspected	189	PATRIOT
2/19/2009	Entry Denied	372	PATRIOT
1/19/2000	Inspected	264	PATRIOT
11/2/1999	Measured	266	PATRIOT
8/5/1992		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3079		Sq. Ft.	Site		0	90.	1.66	10									461,133						461,100	

Total AC/HA: 0.07068 | Total SF/SM: 3079 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 461,133 | Spl Credit | Total: 461,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:			
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.98000199
Adj $ / SQ:	165.375
Other Features:	116250
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	388498
Depreciation:	41958
Depreciated Total:	346541

COMMENTS

SHARE GAR WITH #10 JASON CT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	2	HB	

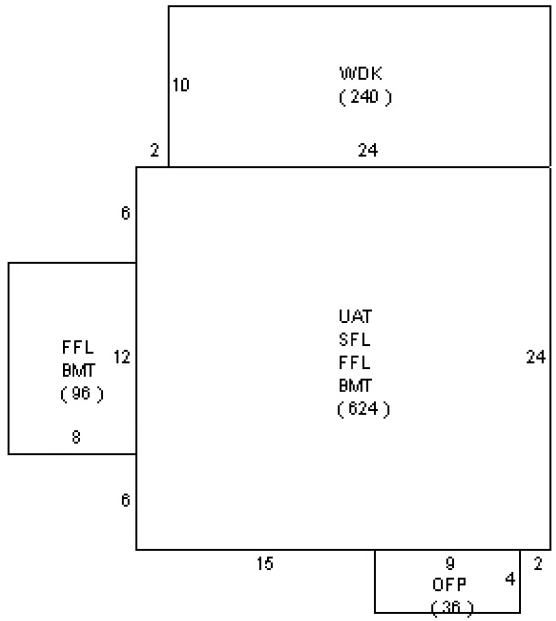
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	165.38
Special Features:	0	Val/Su Net:	138.82
Final Total:	346500	Val/Su SzAd	257.81

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	720	49.610	35,721
FFL	First Floor	720	165.380	119,070
SFL	Second Floor	624	165.380	103,194
WDK	Deck	240	9.960	2,391
UAT	Upper Attic	156	66.150	10,319
OFP	Open Porch	36	43.120	1,552

Net Sketched Area:	2,496			Total:	272,247
Size Ad	1344	Gross Are	2964	FinArea	1344

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

125.0-0004-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X19	F	FR	1950	20.08	T	50	101			3,400			3,400

More:	N	Total Yard Items:	3,400	Total Special Featues:		Total:	3,400